

# Welcome to your NewWork office

Rental  
Expose

Corneliusstreet 20-24  
Düsseldorf 02/2026

the  
**COR**  
green

modern. qualitative. productive.

# A place for inspiration, productivity and NewWork. Your new office in the heart of Düsseldorf



QUALITY.

INDIVIDUAL.

PRODUCTIVE.

# Highlights

In the heart of Düsseldorf, an attractive new office building is being developed that leaves nothing to be desired. **theCOR** offers you and your employees **over 4,900 sqm of modern office space**.

Up to **14 separate or combined office units available**, ranging from approximately 230 to 930 sqm across five floors.

Additionally, the ground floor features **two commercial units** with diverse usage possibilities.

The property stands out due to its **prime downtown location** with **excellent public transport connections, 29 parking spaces, electric vehicle charging stations**, and e-bike stations.

The building has a **rich history**, having been the site where decades of German advertising history were written, and it successfully facilitated the digital transformation for many renowned corporations and medium-sized businesses. The building is **well-known among key decision-makers** in the business world.

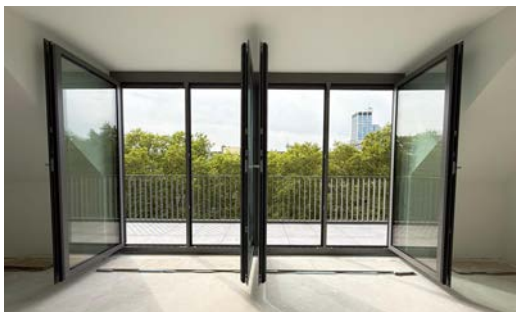
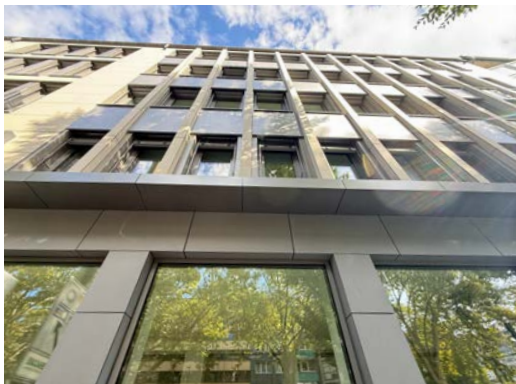
**It is sustainably built as a KfW 55 Efficiency House and is located in the green part of Cornelius Street.**

© Cornelius Asset

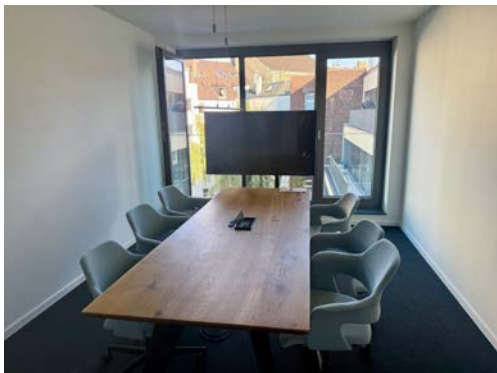
 **EffizienzHaus**  
Both central and green!



# Latest impressions



# Latest impressions



## Front building

- **5 stories with a rooftop terrace on the 5th floor and rear-facing balconies**
  - Extensive greening
  - Green part of Cornelius Street with an attractive view of the tree line
- **Representative foyer**
  - Ceiling height over 3.00 m
  - Access control system
  - Intercom with color monitor
- **2 commercial units on the ground floor**
  - Separate entrances
  - Total area approx. 440 m<sup>2</sup>, separable
  - Ceiling height approx. 3,25 m
- **Basement**
  - Over 250 m<sup>2</sup> storage space
  - Bicycle storage area

## New building

### ■ 4 stories with

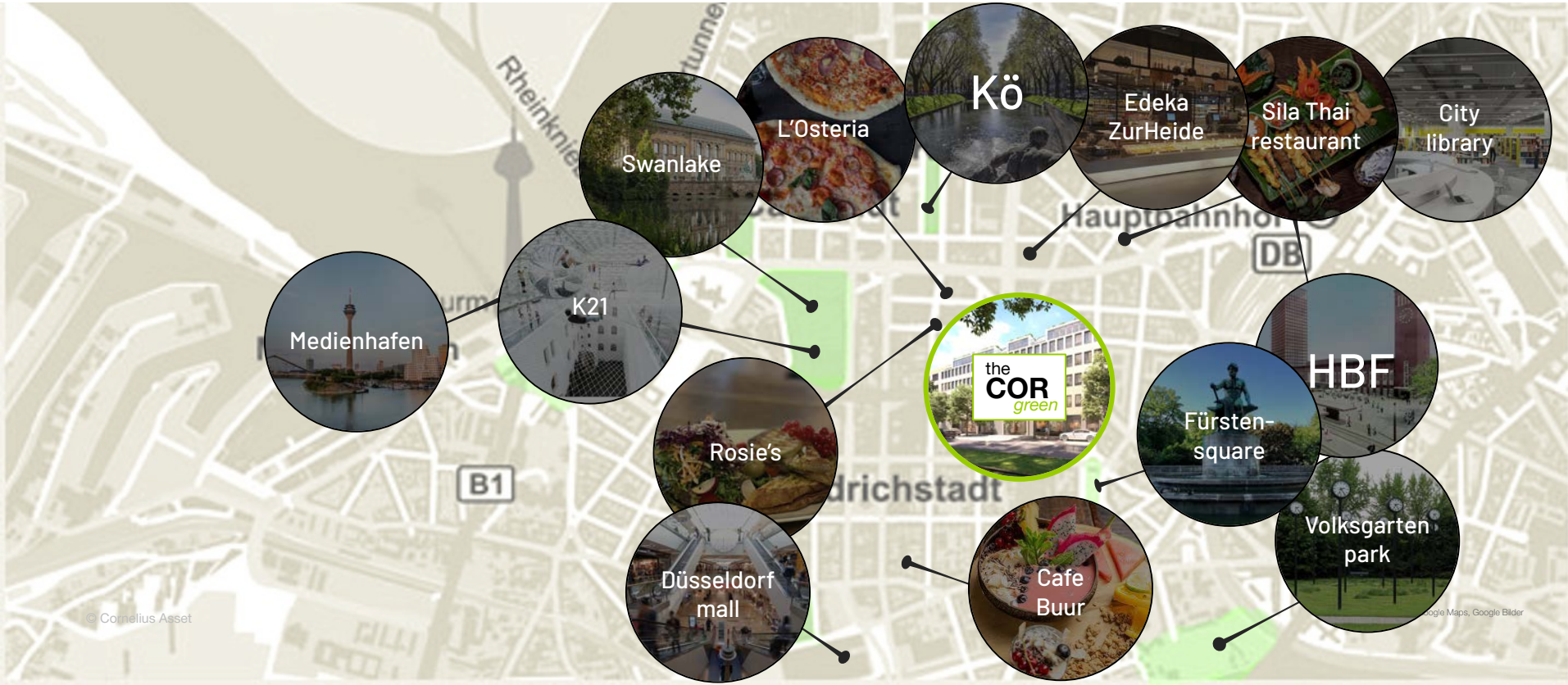
- Ceiling heights of approx. 2,90 m
- Extensive green roof
- Floor-to-ceiling windows
- External, individually adjustable sun protection
- Mechanical ventilation
- Heating/cooling sails
- Raised access floor
- Glass partition walls and doors
- Roof terraces

### ■ Inner courtyard with

- 29 parking spaces
- Electric charging stations for cars and e-bikes
- Greening and horizontal landscaping



# Attractive downtown location: the surrounding area offers various amenities and comfort for your employees needs



# Location- micro location theCOR offers great connections via public transport, by car and and bicycle

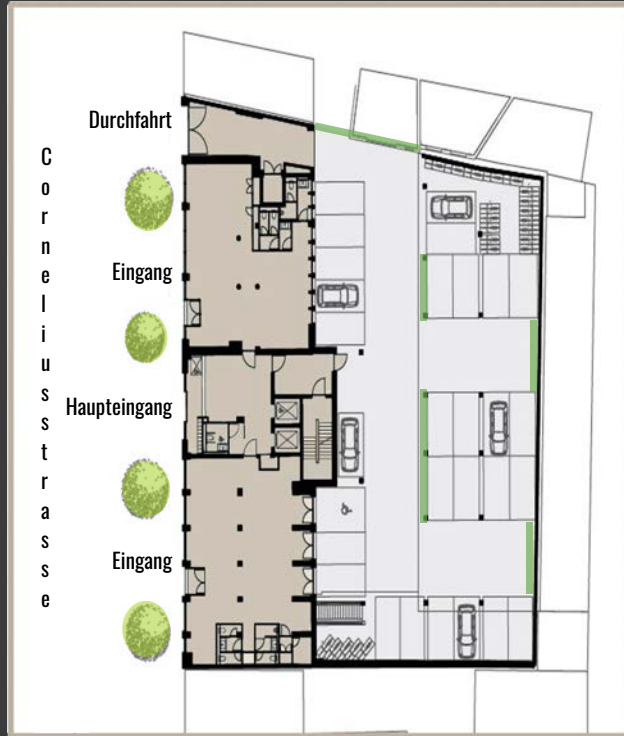


## Everything close by:

- Doctors, pharmacies
- Service providers for daily needs
- Gym, massage, yoga
- Restaurants, cafes, bistros
- Daycare / kindergarten / schools

# Floor plans

Floor plan ground floor and inner courtyard



Floor plan 1st floor with access to terrace areas



# Floor plans

Floor plan 2nd floor with balcony, without terrace



Floor plan 3rd floor with terrace areas and balconies

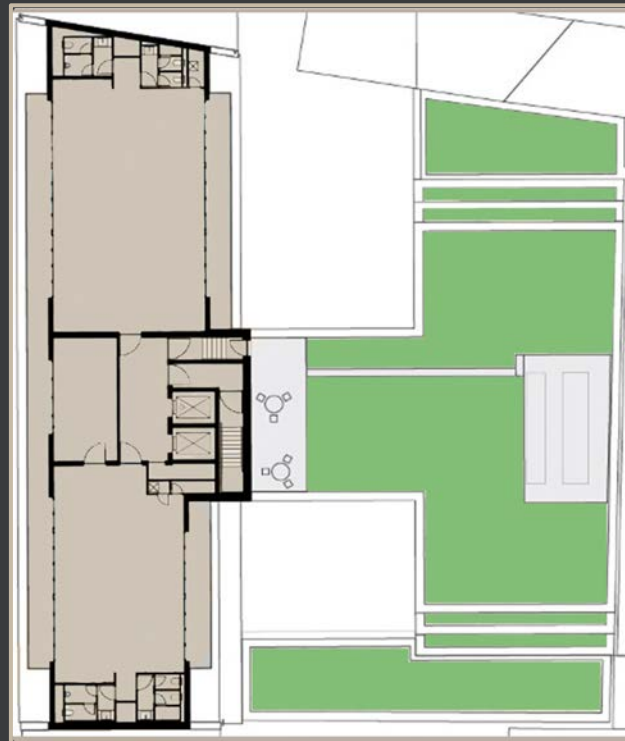


# Floor plans

Floor plan 4th floor with terrace areas and balconies



Floor plan 5th floor with terrace areas and balconies



# Equipment



## Cooling

heating/cooling sails for pleasant indoor climate  
mechanical ventilation



## Sun protection

externally mounted and electric



## Operable windows

available



## Wiring

raised access floor including floor boxes  
allowing for flexible positioning



## Lighting

floor lamps



## Floor covering

Carpet



## Tea kitchen

included



## Elevators

available (2)



## Grid dimensions

2,40 m to 2,70 m



## Occupancy

Q3 / 2025



## Features

- Electric charging stations for cars and bicycles
- Balconies and rooftop terrace create quality outdoor spaces
- A well-known address with a rich history and reputation provides attractive location positioning for your new company headquarters
- Video intercom system
- Access control system
- Sustainable office building (KFW Efficiency Building 55)



## Entry

representative foyer and inviting  
entrance areas. Barrier-free access  
Accessible restroom

# Available spaces



Usage	Floor	Space*	Rent in €/sqm	Utilities	Occupancy
Commercial 1	Ground - left	210 sqm	25.00 €	2.75 €	3. Quarter 2025
Commercial 2	Ground - right	230 sqm	RESERVED		
Office 1	1. - left	260 sqm	RENTED OUT		
Office 2	1. - right	265 sqm	RENTED OUT		
Office 3	1. - Courtyard	502 sqm	25.00 €	2.75 €	3. Quarter 2025
Office 4	2. - left	260 sqm	25.00 €	2.75 €	3. Quarter 2025
Office 5	2. - right	270 sqm	25.00 €	2.75 €	3. Quarter 2025
Office 6	2. - Courtyard	502 sqm	25.00 €	2.75 €	3. Quarter 2025
Office 7	3. - left	260 sqm	25.00 €	2.75 €	3. Quarter 2025
Office 8	3. - right	270 sqm	RENTED OUT		
Office 9	3. - Courtyard	430 sqm	RENTED OUT		
Office 10	4. - left	260 sqm	RENTED OUT		
Office 11	4. - right	262 sqm	RENTED OUT		
Office 12	4. - Courtyard	433 sqm	25.00 €	2.75 €	3. Quarter 2025
Office 13	5. - left	232 sqm	28.50 €	2.75 €	3. Quarter 2025
Office 14	5. - right	230 sqm	RESERVED		

We would be happy to provide you with a personalized offer tailored to your wishes and needs.

Please feel free to contact us.

The rental price details and the specification of the ancillary costs (approx.) are understood to be per sqm and per month, plus statutory VAT.

These are approximate figures.

Storage areas of over 250 sqm complement the offer.

\*including share of common areas.

# Parking

The car and bicycle parking spaces are located at ground level in the inner courtyard and can be easily accessed via the entrance on Corneliusstraße. In the parking area, selective electric car charging stations have been installed. These are supplied with 400V/11KW. The charging stations are designed to enable digital billing.

Additionally, charging points (230V, 1.5kW) for electric bicycles will be installed (Schuko socket). A separate billing option can be realized by the tenant in the form of bicycle charging points at these Schuko sockets.



## **Car parking (outdoor)**

29 places for 195,00 € per parking or charging spot



## **Bicycle parking spaces (outdoor)**

over 30 available spaces  
electric charging stations  
additional bicycle parking spaces are located in the cellar



# Get in touch



Are you looking for a new office for your company in a unique location? Then feel free to get in touch with us.

**We - worlds for you and your employees.  
Your new office in Düsseldorf!**

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